ANNOUNCEMENT

The Board of Directors of Sun Hung Kai Properties Limited announces the following unaudited consolidated figures of the Group for the period ended 31 December 2010 with comparative figures for 2009:-

Consolidated Income Statement
For the six months ended 31 December 2010
(Expressed in millions of Hong Kong dollars)

		(Unaudited) Six months ended 31 December	
	Notes	**2010**	2009 (Restated)
Revenue	**2**	**31,513**	13,270
Cost of sales		**(20,648)**	(6,711)
Gross profit		**10,865**	6,559
Other income		**393**	351
Selling and marketing expenses		**(1,179)**	(613)
Administrative expenses		**(835)**	(705)
Operating profit before change in fair value of investment properties	**2**	**9,244**	5,592
Increase in fair value of investment properties		**9,315**	10,050
Operating profit after change in fair value of investment properties		**18,559**	15,642
Finance costs		**(515)**	(260)
Finance income		**34**	10
Net finance costs	**3**	**(481)**	(250)
Share of results (including increase in fair value of investment properties net of deferred tax of HK$2,188 million (2009 (restated): HK$1,350 million)) of:			
Associates		**101**	151
Jointly controlled entities		**6,890**	2,347
	2	**6,991**	2,498
Profit before taxation	**4**	**25,069**	17,890
Taxation	**5**	**(3,712)**	(2,137)
Profit for the period		**21,357**	15,753
Attributable to :			
Company's shareholders		**21,019**	15,439
Non-controlling interests		**338**	314
		21,357	15,753
Interim dividend at HK$0.95 (2009 : HK$0.85) per share		**2,442**	2,180
(Expressed in Hong Kong dollars)			
Earnings per share based on profit attributable to the Company's shareholders (reported earnings per share)	**6(a)**		
Basic and diluted		**$8.18**	$6.02
Earnings per share excluding the effects of changes in fair value of investment properties net of deferred tax (underlying earnings per share)	**6(b)**		
Basic and diluted		**$4.05**	$2.54

Consolidated Statement of Comprehensive Income

For the six months ended 31 December 2010

(Expressed in millions of Hong Kong dollars)

	(Unaudited) Six months ended 31 December	
	2010	2009 (Restated)
Profit for the period	**21,357**	15,753
Exchange difference on translating financial statements of foreign operations	**1,125**	(18)
Change in fair value of cash flow hedge	**-**	(1)
Available-for-sale investments:		
- fair value gains	**374**	277
- fair value gains transferred to income statement on disposal	**(11)**	(55)
	363	222
Share of other comprehensive income of associates and jointly controlled entities	**280**	62
Other comprehensive income for the period	**1,768**	265
Total comprehensive income for the period	**23,125**	16,018
Total comprehensive income attributable to :		
Company's shareholders	**22,726**	15,725
Non-controlling interests	**399**	293
	23,125	16,018

Consolidated Statement of Financial Position
As at 31 December 2010

(Expressed in millions of Hong Kong dollars)

	Notes	**(Unaudited) 31 December 2010**	(Restated) 30 June 2010
Non-current assets			
Investment properties		**197,455**	184,001
Fixed assets		**17,224**	16,825
Associates		**3,155**	3,111
Jointly controlled entities		**41,208**	32,715
Loan receivables		**318**	346
Other financial assets		**3,642**	3,554
Intangible assets		**4,344**	4,357
		267,346	244,909
Current assets			
Properties for sale		**91,495**	84,923
Debtors, prepayments and others	**7**	**18,952**	16,060
Other financial assets		**914**	850
Bank balances and deposits		**7,820**	8,204
		119,181	110,037
Current liabilities			
Bank and other borrowings		**(12,782)**	(11,262)
Trade and other payables	**8**	**(20,544)**	(17,667)
Deposits received on sales of properties		**(2,344)**	(10,672)
Taxation		**(6,105)**	(5,266)
		(41,775)	(44,867)
Net current assets		**77,406**	65,170
Total assets less current liabilities		**344,752**	310,079
Non-current liabilities			
Bank and other borrowings		**(50,541)**	(34,126)
Deferred taxation		**(8,357)**	(7,189)
Other long-term liabilities		**(872)**	(739)
		(59,770)	(42,054)
NET ASSETS		**284,982**	268,025
CAPITAL AND RESERVES			
Share capital		**1,285**	1,285
Share premium and reserves		**279,891**	261,936
Shareholders' funds		**281,176**	263,221
Non-controlling interests		**3,806**	4,804
TOTAL EQUITY		**284,982**	268,025

Notes to Consolidated Financial Statements
(Expressed in millions of Hong Kong dollars)

1. Basis of Preparation and Principal Accounting Policies

(a) Basis of preparation

The condensed interim financial statements have been prepared in accordance with Hong Kong Accounting Standard 34 "Interim Financial Reporting" issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and the disclosure requirements set out in Appendix 16 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"). The accounting policies adopted in the interim financial statements are consistent with those set out in the annual financial statements for the year ended 30 June 2010, except for the changes set out below.

(b) Changes in accounting policies

In the current period, the Group has applied, for the first time, the following new and revised standards, amendments and interpretations of Hong Kong Financial Reporting Standards and Interpretations (collectively, "new HKFRSs") issued by the HKICPA, which are effective for the Group's financial year beginning 1 July 2010.

HKFRSs (Amendments)	Improvements to HKFRSs 2009[1]
HKFRSs (Amendments)	Improvements to HKFRSs 2010[2]
HKAS 32 (Amendment)	Classification of right issues
HKFRS 1 (Amendment)	Additional exemptions for first-time adopters
HKFRS 1 (Amendment)	Limited exemptions from comparative HKFRS 7 disclosures for first-time adopters
HKFRS 2 (Amendment)	Group cash-settled share-based payment transactions
HK (IFRIC) - INT 19	Extinguishing financial liabilities with equity instruments
HK INT 5	Presentation of financial statements – classification by the borrower of a term loan that contains a repayment on demand clause

[1] Amendments that are effective for annual periods beginning on or after 1 January 2010
[2] Amendments that are effective for annual periods beginning on or after 1 July 2010

The adoption of the above new HKFRSs has no significant impact on the Group's results and financial position.

Up to the date of issue of the financial reports, the HKICPA has issued a number of new and revised standards, amendments and interpretations which are not yet effective for the current period. These include the following which may be relevant to the Group:

HKFRSs (Amendments)	Improvements to HKFRSs 2010[3]
HKAS 12 (Amendments)	Deferred tax: recovery of underlying assets[4]
HKAS 24 (Revised)	Related party disclosures[5]
HKFRS 9	Financial instruments[6]
HK (IFRIC) - INT 14 (Amendment)	Prepayments of a minimum funding requirement[5]

[3] Amendments that are effective for annual periods beginning on or after 1 January 2011
[4] Effective for annual periods beginning on or after 1 January 2012
[5] Effective for annual periods beginning on or after 1 January 2011
[6] Effective for annual periods beginning on or after 1 January 2013

The Group has decided to early adopt the amendments to HKAS 12, Deferred tax: recovery of underlying assets ("HKAS 12 (amendments)"), in respect of the recognition of deferred tax on investment properties carried at fair value under HKAS 40, Investment property. The Group is currently reviewing the other new and revised standards, amendments and interpretations and does not anticipate the adoption will have any significant impact on the Group’s results and financial position.

(c) Early adoption of HKAS12 (amendments)

The change in policy arising from HKAS 12 (amendments) is the only change which has had a material impact on the current or comparative periods. As a result of this change in policy, the Group now measures any deferred tax liability in respect of the Group's investment properties with reference to the tax liability that would arise if the investment properties were disposed of at their carrying amounts at the reporting date, unless the property is depreciable and is held within a business model whose objective is to consume substantially all of the economic benefits embodied in the investment property over time, rather than through sale. Previously, where these properties were held under leasehold interests, deferred tax was generally measured using the tax rate that would apply as a result of recovery of the assets value through use.

This change in accounting policy has been applied retrospectively by increasing the retained profits, exchange reserve and non-controlling interests at 1 July 2010 by HK$18,130 million (1 July 2009: HK$16,134 million), HK$13 million (1 July 2009: decrease of HK$3 million) and HK$18 million (1 July 2009: HK$14 million) respectively, as a result of reduction in provision for deferred tax in respect of certain investment properties of the Group, its associates and jointly controlled entities. This change in accounting policy has also resulted in an increase in the profit attributable to Company's shareholders, non-controlling interests and basic and diluted earnings per share of the Group of HK$1,627 million (2009: HK$1,101 million), HK$3 million (2009: HK$1 million) and HK$0.63 (2009: HK$0.43) respectively for the period ended 31 December 2010.

2. Segment Information

Segment profit represents the profit earned by each segment without allocation of investment income, central administration costs, other income, net finance costs and change in fair value of investment properties. This is the measure reported to the Group's management for the purpose of resource allocation and assessment of segment performance.

An analysis of the revenue and results for the period of the Group and its share of associates and jointly controlled entities by operating segments is as follows:

For the six months ended 31 December 2010

	The Company and its subsidiaries		Associates and jointly controlled entities			
	Revenue	**Results**	**Share of Revenue**	**Share of Results**	**Combined Revenue**	**Consolidated Results**
Property sales						
Hong Kong	**15,429**	**3,455**	**5,162**	**2,483**	**20,591**	**5,938**
Mainland China	**3,873**	**874**	**453**	**126**	**4,326**	**1,000**
Singapore	**-**	**-**	**3,920**	**1,973**	**3,920**	**1,973**
	19,302	**4,329**	**9,535**	**4,582**	**28,837**	**8,911**
Property rental						
Hong Kong	**4,264**	**3,219**	**976**	**796**	**5,240**	**4,015**
Mainland China	**502**	**369**	**34**	**19**	**536**	**388**
Singapore	**-**	**-**	**305**	**209**	**305**	**209**
	4,766	**3,588**	**1,315**	**1,024**	**6,081**	**4,612**
Hotel operation	**932**	**187**	**267**	**101**	**1,199**	**288**
Telecommunications	**2,759**	**409**	**-**	**-**	**2,759**	**409**
Other businesses	**3,754**	**836**	**1,375**	**116**	**5,129**	**952**
	31,513	**9,349**	**12,492**	**5,823**	**44,005**	**15,172**
Other income		**393**		**-**		**393**
Unallocated administrative expenses		**(498)**		**-**		**(498)**
Operating profit before change in fair value of investment properties		**9,244**		**5,823**		**15,067**
Increase in fair value of investment properties		**9,315**		**2,192**		**11,507**
Operating profit after change in fair value of investment properties		**18,559**		**8,015**		**26,574**
Net finance costs		**(481)**		**(83)**		**(564)**
Profit before taxation		**18,078**		**7,932**		**26,010**
Taxation						
- Group		**(3,712)**		**-**		**(3,712)**
- Associates		**-**		**(18)**		**(18)**
- Jointly controlled entities		**-**		**(923)**		**(923)**
Profit for the period		**14,366**		**6,991**		**21,357**

There is no material change in the Group's total assets since the latest annual reporting date.

For the six months ended 31 December 2009 (Restated)

	The Company and its subsidiaries		Associates and jointly controlled entities			
	Revenue	Results	Share of Revenue	Share of Results	Combined Revenue	Consolidated Results
Property sales						
Hong Kong	3,508	1,593	857	463	4,365	2,056
Mainland China	62	16	180	56	242	72
	3,570	1,609	1,037	519	4,607	2,128
Property rental						
Hong Kong	3,932	2,899	874	706	4,806	3,605
Mainland China	338	241	-	-	338	241
Singapore	-	-	216	117	216	117
	4,270	3,140	1,090	823	5,360	3,963
Hotel operation	662	121	242	65	904	186
Telecommunications	1,810	88	-	-	1,810	88
Other businesses	2,958	713	1,454	102	4,412	815
	13,270	5,671	3,823	1,509	17,093	7,180
Other income		351		-		351
Unallocated administrative expenses		(430)		-		(430)
Operating profit before change in fair value of investment properties		5,592		1,509		7,101
Increase in fair value of investment properties		10,050		1,531		11,581
Operating profit after change in fair value of investment properties		15,642		3,040		18,682
Net finance costs		(250)		(121)		(371)
Profit before taxation		15,392		2,919		18,311
Taxation						
- Group		(2,137)		-		(2,137)
- Associates		-		(14)		(14)
- Jointly controlled entities		-		(407)		(407)
Profit for the period		13,255		2,498		15,753

Other income includes mainly investment income from equity and bonds investments.

3. Net Finance Costs

	Six months ended 31 December	
	2010	2009
Interest expenses on		
Bank loans and overdrafts	**371**	187
Other loans wholly repayable within five years	**39**	31
Other loans not wholly repayable within five years	**149**	138
	559	356
Notional non-cash interest accretion	**45**	43
Less : Amount capitalized	**(89)**	(139)
	515	260
Interest income on bank deposits	**(34)**	(10)
	481	250

4. Profit before Taxation

	Six months ended 31 December	
	2010	2009
Profit before taxation is arrived at		
after charging:		
Cost of properties sold	**14,323**	1,818
Cost of other inventories sold	**570**	150
Depreciation and amortization	**494**	494
Amortization of intangible assets (included in cost of sales)	**165**	163
Operating lease rentals for land and buildings, transmission sites and leased lines	**464**	463
Staff costs (including directors' emoluments and retirement schemes contributions)	**2,095**	1,819
Share-based payments	**36**	-
and crediting:		
Profit on disposal of available-for-sale investments	**43**	62
Dividend income from listed and unlisted investments	**54**	57
Interest income from listed and unlisted debt securities	**51**	50
Net realized and unrealized holding gains on financial assets at fair value through profit or loss	**90**	100

5. Taxation

	Six months ended 31 December	
	2010	2009 (Restated)
Current taxation		
Hong Kong profits tax	**971**	591
Under provision in prior years	**1,100**	-
	2,071	591
Tax outside Hong Kong	**610**	631
	2,681	1,222
Deferred taxation charge/(credit)		
Change in fair value of investment properties	**852**	1,492
Tax released on disposal of investment properties	**-**	(676)
Other origination and reversal of temporary differences	**179**	99
	1,031	915
	3,712	2,137

Hong Kong profits tax is provided at the rate of 16.5 per cent (2009: 16.5 per cent) based on the estimated assessable profits for the period. Tax outside Hong Kong is calculated at the rates applicable in the relevant jurisdictions.

The tax assessments for certain subsidiaries of the Group for certain prior years have not been agreed with the relevant tax authorities. During the period, a provision of HK$1,100 million was made by the Group for these liabilities based on the estimates of the management, taking into consideration the best professional advice available. The final liabilities in respect of these outstanding assessments may differ from provisions made, giving rise to further provisions or a write back for provisions already made.

6. Earnings Per Share

(a) Reported earnings per share

The calculations of basic and diluted earnings per share are based on the Group's profit attributable to the Company's shareholders of HK$21,019 million (2009 (restated): HK$15,439 million).

The basic earnings per share is based on the weighted average number of shares in issue during the period of 2,570,039,181 (2009: 2,564,333,362). The diluted earnings per share is based on 2,570,582,620 (2009: 2,564,333,362) shares which is the weighted average number of shares in issue during the period plus the weighted average number of 543,439 (2009: Nil) shares deemed to be issued at no consideration if all outstanding options had been exercised.

(b) Underlying earnings per share

For the purpose of assessing the underlying performance of the Group, basic and diluted earnings per share are additionally calculated based on the underlying profit attributable to the Company's shareholders of HK$10,416 million (2009: HK$6,510 million), excluding the effects of fair value changes on investment properties. A reconciliation of profit is as follows:

	Six months ended 31 December	
	2010	2009 (Restated)
Profit attributable to the Company's shareholders as shown in the consolidated income statement	**21,019**	15,439
Increase in fair value of investment properties	**(9,315)**	(10,050)
Effect of corresponding deferred tax charges	**852**	1,492
Realized fair value gains of investment properties disposed net of deferred tax	**14**	817
Share of results of associates and jointly controlled entities		
- fair value gains of investment properties	**(2,192)**	(1,531)
- effect of corresponding deferred tax charges	**4**	181
	(10,637)	(9,091)
Non-controlling interests	**34**	162
	(10,603)	(8,929)
Underlying profit attributable to the Company's shareholders	**10,416**	6,510

7. Debtors, Prepayments and Others

Consideration in respect of sold properties are payable by the purchasers pursuant to the terms of the sale and purchase agreements. Monthly rent in respect of leased properties are payable in advance by the tenants. Other trade debtors settle their accounts according to the payment terms as stated in contracts.

Included in debtors, prepayment and others are trade debtors of HK$7,726 million (30 June 2010: HK$5,228 million), of which 94% aged less than 60 days, 1% between 61 to 90 days and 5% more than 90 days (30 June 2010: 92%, 2% and 6% respectively).

8. Trade and Other Payables

Included in trade and other payables are trade creditors of HK$1,995 million (30 June 2010: HK$1,489 million), of which 65% are aged less than 60 days, 3% between 61 to 90 days and 32% more than 90 days (30 June 2010: 59%, 2% and 39% respectively).

FINANCIAL REVIEW

Review of Results

Profit attributable to the Company's shareholders for the six months ended 31 December 2010 was HK$21,019 million, an increase of HK$5,580 million or 36.1% compared to HK$15,439 million for the same period last year. The reported profit for the current period has included an increase in fair value of investment properties net of related deferred taxation and non-controlling interests of HK$10,617 million (2009 : HK$9,746 million).

Underlying profit attributable to the Company's shareholders for the six months ended 31 December 2010, excluding the net effect of fair value changes on investment properties, increased by HK$3,906 million or 60% to HK$10,416 million compared to HK$6,510 million for the corresponding period last year. Profit from property sales increased by HK$6,783 million to HK$8,911 million, owing to substantial increase in sales recognized for residential projects including Aria, The Latitude, Larvotto and The Orchard Residences in Singapore. Net rental income grew 16.4% to HK$4,612 million, driven by continuous positive rental reversions as well as contribution from new investment properties including ICC Office and Shanghai IFC Mall. Telecommunication segment contributed an operating profit of HK$409 million, a robust increase of HK$321 million or 3.6 times over the corresponding period last year, on the back of strong growth in number of customers. Hotel profit increased by 55% to HK$288 million with overall occupancy and room rates much improved amid economic recovery.

Financial Resources and Liquidity

(a) Net debt and gearing

As at 31 December 2010, the Company's shareholders' funds increased by HK$17,955 million to HK$281,176 million, equivalent to an increase of 6.8% to HK$109.4 per share (30 June 2010 : HK$102.4 per share).

The Group's financial position remains strong with a low debt leverage and strong interest cover. Gearing ratio as at 31 December 2010, calculated on the basis of net debt to Company's shareholders' funds, was 19.7% compared to 14.1% (restated) at 30 June 2010. Interest cover, measured by the ratio of operating profit to total net interest expenses including those capitalized, was 16.2 times compared to 14.4 times for the same period last year.

As at 31 December 2010, the Group's gross borrowings totalled HK$63,323 million. Net debt, after deducting cash and bank deposits of HK$7,820 million, amounted to HK$55,503 million. The maturity profile of the Group's gross borrowings is set out as follows:

	31 December 2010 HK$ Million	30 June 2010 HK$ Million
Repayable:		
Within one year	**12,782**	11,262
After one year but within two years	**12,678**	8,022
After two years but within five years	**29,252**	19,402
After five years	**8,611**	6,702
Total borrowings	**63,323**	45,388
Cash and bank deposits	**7,820**	8,204
Net debt	**55,503**	37,184

The Group has also procured substantial committed and undrawn banking facilities, most of which are arranged on a medium to long term basis, which helps minimize refinancing risk and provides the Group with strong financing flexibility.

With ample committed banking facilities in place, continuous cash inflow from property sales and a solid base of recurrent income, the Group has adequate financial resources for its funding requirements.

(b) Treasury policies

The entire Group's financing and treasury activities are centrally managed and controlled at the corporate level. As at 31 December 2010, about 83% of the Group's borrowings were raised through its wholly-owned finance subsidiaries and the remaining 17% through operating subsidiaries.

The Group's foreign exchange exposure was minimal given its large asset base and operational cash flow primarily denominated in Hong Kong dollars. As at 31 December 2010, about 78% of the Group's borrowings were denominated in Hong Kong dollars, 9% in US dollars and 13% in Renminbi. The foreign currency borrowings were mainly for financing property projects outside Hong Kong.

The Group's borrowings are principally arranged on a floating rate basis. For some of the fixed rate notes issued by the Group, interest rate swaps have been used to convert the rates to floating rate basis. As at 31 December 2010, about 83% of the Group's borrowings were on floating rate basis including those borrowings that were converted from fixed rate basis to floating rate basis and 17% were on fixed rate basis. The use of derivative instruments is strictly controlled and solely for management of the Group's underlying financial exposures for its core business operations. It is the Group's policy not to enter into derivative and structured product transactions for speculative purposes.

As at 31 December 2010, the Group had outstanding fair value hedges in respect of fixed-to-floating interest rate swaps in the aggregate carrying amount of HK$4,044 million, cash flow hedge in respect of a floating-to-fixed interest rate swap in the carrying amount of HK$100 million and currency swaps (to hedge principal repayment of USD borrowings) in the aggregate carrying amount of HK$452 million.

As at 31 December 2010, about 61% of the Group's cash and bank balances were denominated in Hong Kong dollars, 25% in United States dollars, 12% in Renminbi and 2% in other currencies.

Charges of Assets

As at 31 December 2010, certain bank deposits of the Group's subsidiary, Smartone, in the aggregate amount of HK$357 million, were pledged for securing performance bonds related to 3G licence and some other guarantees issued by the banks. Additionally, certain assets of the Group's subsidiaries with an aggregate carrying value of HK$17,933 million have been charged, majority of which were for securing their bank borrowings on the mainland. Except for the above charges, all the Group's assets are free from any encumbrances.

Contingent Liabilities

As at 31 December 2010, the Group had contingent liabilities in respect of guarantees for bank borrowings of joint venture companies and other guarantees in the aggregate amount of HK$1,649 million (30 June 2010: HK$3,041 million).

EMOLUMENT POLICY AND LONG TERM INCENTIVE SCHEMES OF THE GROUP

As of end of 2010, the Group employed more than 33,600 employees. The related employees' costs before reimbursements for the period amounted to approximately HK$3,037 million. Compensation for the Group is made reference to the market, individual performance and contributions. Extensive use of bonuses to link performance with reward is adopted. The Group also provides a comprehensive benefit package and career development opportunities, including retirement schemes, medical benefits, and both internal and external training appropriate to individual needs.

A share option scheme is in place to provide appropriate long-term incentive of key staff of the Group. Details of the share option scheme of the Company are set out in the section headed "Share Option Schemes" of the Interim Report.

BASIS OF DETERMINING EMOLUMENT TO DIRECTORS

The same remuneration philosophy is applicable to the Directors of the Group. Apart from benchmarking against the market, the Company looks at individual competence, contributions and the affordability of the Company in determining the exact level of remuneration for each Director. Appropriate benefits schemes are in place for the Executive Directors, including the share option scheme, similar to those offered to other employees of the Group.

INTERIM DIVIDEND

The Board of Directors has declared an interim dividend of HK$0.95 per share (2009: HK$0.85 per share) for the six months ended 31 December 2010 payable in cash on Wednesday, 23 March 2011 to shareholders whose names appear on the Register of Members of the Company on Tuesday, 22 March 2011.

CLOSURE OF REGISTER OF MEMBERS

The Register of Members of the Company will be closed from Tuesday, 15 March 2011 to Tuesday, 22 March 2011 (both days inclusive). In order to establish entitlements to the interim dividend, all transfers accompanied by the relevant share certificates must be lodged with the Company’s Share Registrars, Computershare Hong Kong Investor Services Limited, Shops Nos.1712-1716, 17th Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong not later than 4:30 p.m. on Monday, 14 March 2011.

PURCHASE, SALE OR REDEMPTION OF SHARES

Neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company’s ordinary shares during the period for the six months ended 31 December 2010.

COMPLIANCE WITH THE CODE ON CORPORATE GOVERNANCE

During the six months ended 31 December 2010, the Company has complied with the code provisions in the Code on Corporate Governance Practices as set out in Appendix 14 to the Listing Rules, except that the Chairman of the Company did not attend the 2010 annual general meeting of the Company due to other commitment.

REVIEW OF INTERIM FINANCIAL STATEMENTS

The interim results for the six months ended 31 December 2010 are unaudited, but have been reviewed in accordance with Hong Kong Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Hong Kong Institute of Certified Public Accountants, by Deloitte Touche Tohmatsu, whose report on review of interim financial information is included in the interim report to be sent to shareholders. The interim results have also been reviewed by the Audit Committee of the Company.

INTERIM REPORT

The interim report containing all the financial and other related information of the Company required by the Listing Rules will be published on the website of Hong Kong Exchange and Clearing Limited www.hkexnews.hk and the Company's website www.shkp.com and copies will be sent to shareholders before the end of March 2011.

By Order of the Board
YUNG Sheung-tat, Sandy
Company Secretary

Hong Kong, 28 February 2011

As at the date hereof, the Board of Directors of the Company comprises seven Executive Directors, being KWOK Ping-kwong, Thomas, KWOK Ping-luen, Raymond, CHAN Kai-ming, CHAN Kui-yuen, Thomas, KWONG Chun, WONG Chik-wing, Mike and CHAN Kwok-wai, Patrick; seven Non-Executive Directors, being KWONG Siu-hing, LEE Shau-kee, KWOK Ping-sheung, Walter, WOO Po-shing (WOO Ka-biu, Jackson being his Alternate Director), KWAN Cheuk-yin, William, LO Chiu-chun, Clement and WONG Yick-kam, Michael; and four Independent Non-Executive Directors, being YIP Dicky Peter, WONG Yue-chim, Richard, LI Ka-cheung, Eric and FUNG Kwok-lun, William.